

AGN. NO. _____

MOTION BY SUPERVISOR YVONNE B. BURKE

APRIL 8, 2008

On June 26, 2007, the Board authorized the Chief Executive Office (CEO) to negotiate appropriate lease terms with Aids Project Los Angeles (APLA) for the installation of a new modular building to replace the former Eye Care Clinic modular building located at 1741 East 120th Street, on the Martin Luther King-Harbor (MLK-Harbor) campus in unincorporated Los Angeles County. The purpose of the lease was to allow APLA to provide dental services and a food bank to HIV/AIDS clients within the local community. The authorization directed the CEO to negotiate and execute a five year agreement with an option to renew for an additional five years.

In the course of planning the removal of the Eye Care Clinic, unforeseen site conditions were discovered by APLA with respect to existing utilities. This discovery has resulted in costs and time escalations to the project. In order for APLA to amortize a portion of the additional costs, and maximize the intended use of the facility, it is necessary to extend the original term of the lease.

-M-O-R-E-

MOTION

MOLINA	_____
YAROSLAVSKY	_____
KNABE	_____
ANTONOVICH	_____
BURKE	_____

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In addition, the APLA Food Bank Distribution Program targeted to occupy the new modular building, is now in need of temporary space and has identified another modular building within the MLK-Harbor campus located at 12021 South Wilmington Avenue, Los Angeles. There are no existing plans for MLK-Harbor to use this facility for hospital programming and the temporary use would allow APLA to provide continued nutritional services to HIV/AIDS clients in the South Los Angeles area.

I, THEREFORE, MOVE THAT THE BOARD OF SUPERVISORS:

1. Authorize the Chief Executive Office to revise the term of the lease agreement to ten years and two 5 year options to renew the agreement, cancelable upon the mutual consent of both parties.
2. Find that the property located at 12021 South Wilmington Avenue is surplus to any present or foreseeable County needs;
3. Find that a license agreement for this property is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1, Section 15301 of the State CEQA Guidelines;
4. Approve a license agreement of the subject property to APLA on a gratis basis in exchange for APLA's commitment to provide the funds, staff and management to operate a food pantry at the subject property for the duration of the license term; and
5. Authorize the Chief Executive Officer to negotiate appropriate terms and execute a license agreement for up to 2 years, after review and approval by County Counsel.